

CITY OF SAN ANTONIO  
EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS  
CREATED AFTER MAY 3, 2001

BASE ZONING DISTRICTS

<b><u>RP</u></b>	<b><u>(Resource Protection) District (Sec. 35-310.02)</u></b> Protects and preserves valuable agricultural areas, implements agricultural and natural resource protection. Agricultural operations and natural resource industries, farming and truck garden, golf course (Accessory to a residential Subdivision), Nursery (1 acre minimum), public and private school
<b><u>RE</u></b>	<b><u>Residential Estate District (Sec. 35-310.03)</u></b> Single-family dwelling (detached) with a minimum lot size of one acre (43,560square feet) and a minimum lot width of 120 feet, accessory dwelling, church, golf course (Accessory to a residential Subdivision), Nursery (1 acre minimum), public and private school
<b><u>R-20</u></b>	<b><u>Residential Single-Family District (Sec. 35-310.04)</u></b> Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum front width of 65 feet accessory dwelling, church, foster family home, golf course (accessory to a residential subdivision), nursery (1 acre minimum), public and private school
<b><u>R-6</u></b>	<b><u>Residential Single-Family District (Sec. 35-310.05)</u></b> Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, church, foster family home, nursery (1 acre minimum), public school
<b><u>RM-6</u></b>	<b><u>Residential Mixed District (Sec. 35-310.06)</u></b> Single-family dwellings (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum front width of 15 feet, church, foster family home, golf course (accessory to a residential subdivision), public and private school
<b><u>R-5</u></b>	<b><u>Residential Single-Family District (Sec. 35-310.05)</u></b> Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, church, foster family home, nursery (1 acre minimum), public school
<b><u>RM-5</u></b>	<b><u>Residential Mixed District (Sec. 35-310.06)</u></b> Single-family dwellings (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum front width of 15 feet, church, golf course (accessory to a residential subdivision), public and private school
<b><u>R-4</u></b>	<b><u>Residential Single-Family District (Sec. 35-310.05)</u></b> Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, church, foster family home, nursery (1 acre minimum), public school
<b><u>RM-4</u></b>	<b><u>Residential Mixed District (Sec. 35-310.06)</u></b> Single-family dwellings (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum front width of 15 feet, church, golf course (accessory to a residential subdivision), public and private school
<b><u>MF-25</u></b>	<b><u>Multi-Family District (Sec. 35-310.07)</u></b> Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 25 units per acre, assisted living home, college fraternity dwelling, school dormitory, church, foster family home, golf course (accessory to a residential subdivision), public and private school
<b><u>MF-33</u></b>	<b><u>Multi-Family District (Sec. 35-310.07)</u></b> Any use permitted in "MF-25" but with a maximum density of 33 units per acre
<b><u>MF-40</u></b>	<b><u>Multi-Family District (Sec. 35-310.07)</u></b> Any use permitted in "MF-25" but with a maximum density of 40 units per acre
<b><u>MF-50</u></b>	<b><u>Multi-Family District (Sec. 35-310.07)</u></b> Any use permitted in "MF-25" but with a maximum density of 50 units per acre
<b><u>O-1</u></b>	<b><u>Office District (Sec. 35-310.09)</u></b> Offices, banks, churches, public and private school, employment agency, laboratory (testing), library, medical clinic, optician, reading room, interior decorator studio
<b><u>O-2</u></b>	<b><u>Office District (Sec. 35-310.09)</u></b> Provides a wider variety of office and retail uses, than the O-1 district, to permit mixed use development and the internal capture of vehicular trips while facilitating economic growth. O2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include: Art Galleries, Bookstores, Drug Stores, Delicatessens, Newsstands, Auditorium, Barber Shops, Beauty Shops, and Restaurants.
<b><u>NC</u></b>	<b><u>Neighborhood Commercial District (Sec. 35-310.08)</u></b> Provides small areas for offices, professional services, service and shopfront retail uses; all designed in scale with surrounding residential development. Examples of permitted uses include: Pet Grooming, Antique Store, Apparel and Accessory store, Retail Bakery, Office (less than 3000 square feet and less than 35 feet in height), Candy, Nut and Confectionery (retail).
<b><u>C-1</u></b>	<b><u>Commercial District (Sec. 35-310.10b)</u></b> C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. "C-1" uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Examples of permitted uses include: Video Games, Small Animal Clinic, Apartments (maximum of 6 units per gross acre), Furniture Sales, Nursery (retail - no growing of plants on site permitted), Office Equipment and Supply, Rug or Carpet Sales (retail).
<b><u>C-2</u></b>	<b><u>Commercial District (Sec. 35-310.10c)</u></b> C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses and which generate a greater volume of vehicular traffic. Examples of permitted uses include: Alcoholic Beverage Retail Store, Miniature Golf, Billiard Parlor (no alcohol), Lazer Hide and Seek Game (indoors), Pet Cemetery.
<b><u>C-2NA</u></b>	<b><u>Commercial, Nonalcoholic Sales District (Sec. 35-310.10e)</u></b> C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.
<b><u>C-3</u></b>	<b><u>Commercial District (Sec. 35-310.10d)</u></b> C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. Examples of permitted uses include: Microbrewery, Winery with Bottling, Amusement/Theme Parks, Dance Hall, Theatre (indoor- over 2 screens or stages), Auto and Light Truck Repair, Auto Sales (new and used), Auto Glass Sales (installation permitted), Auto Muffler (sales and installation only), Apartments (6 through 20 units per gross acre), Bookbinder, Dry Cleaning or Laundry Plant.
<b><u>C-3R</u></b>	<b><u>Commercial District, Restrictive Alcoholic Sales (Sec 35-310.10e)</u></b> C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.
<b><u>C-3NA</u></b>	<b><u>Commercial District, Nonalcoholic Sales (Sec. 35-310.10e)</u></b> C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.
<b><u>D</u></b>	<b><u>Downtown District (Sec. 35-310.11)</u></b> This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. Examples of permitted uses include: Indoor Theatres, Taxi Service, Apartments (6 dwelling units through 50 dwelling units per gross acre), Hotels, Motels, Offices (no restrictions on square footage unless otherwise prescribed), Telephone Equipment Infrastructure.
<b><u>L</u></b>	<b><u>Light Industrial District (Sec. 35-310.12)</u></b> The light industrial district provides for a mix of light manufacturing uses, office park, flex-space and limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses include: Auto Alarm and Radio - Sales and Installation, Cabinet/Carpenter Shop, Can Recycle Collection Station (no shredding), Lumber Yard and Building Materials, Machine Shop, Broom and Brush Manufacturing.
<b><u>I-1</u></b>	<b><u>General Industrial District (Sec. 35-310.13)</u></b> This district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses include: Abrasive Manufacturing, Chemical/Drug Wholesale and Storage, Clothing Manufacturing (non-Chemical Process), Ice Cream Manufacturing.

**I-2            Heavy Industrial District (Sec. 35-310.14)**  
The I-2 district includes uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The I-2 district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses include: Batching Plant, Dry Cleaning Plant, Acetylene Gas Manufacturing and Storage, Asphalt Products Manufacturing.

OVERLAY DISTRICTS

**AHOD        Airport Hazard Overlay District (Sec. 35-331)**  
Overlay district that imposes height restrictions near the San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base, and Randolph Air Force Base to prevent airport hazards.

**ERZD        Edwards Recharge Zone District (Sec. 35-332)**  
Overlay district that restricts certain uses located over the Edwards Aquifer recharge zone.

**H            Historic District (Sec. 35-333)**  
This is an overlay district which is intended to preserve, enhance, and protect the historically significant aspects of the city.

**MAO        Military Airport Overlay District (Sec. 35-334)**  
Overlay district that imposes restrictions on uses within 3,000 x 12,000 foot corridor at either end of the Kelly Air Force Base runway clear zones.

**NCD        Neighborhood Conservation District (Sec. 35-335)**  
Overlay district designed to protect residential neighborhoods or commercial districts that are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts.

**UC           Utility Conversion District (Sec. 35-336)**  
Overlay district that modifies public utility corridors to allow customers to receive utility services from underground, relocated or redesigned distribution systems to provide a safer environment for the public.

**VC           View Shed Protection District (Sec. 35-337)**  
Overlay district that imposes regulations to protect, preserve and enhance the views and vistas of historic places, landmark buildings, and other sites of cultural importance.

SPECIAL DISTRICTS

**MXD        Mixed Use District (Sec. 35-341)**  
To provide concentrated residential, retail, service, office and mixed uses.

**TOD        Transit Oriented Development District (Sec. 35-342)**  
The Transit Oriented Development District encourages a mixture of residential, commercial, and employment opportunities within identified light rail station or other high capacity transit areas.

**IDZ        Infill Development Zone (Sec. 35-343)**  
To provide flexible standards for the development and reuse of underutilized parcels.

**PUD        Planned Unit Development District (Sec. 35-344)**  
To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

**MPCD       Master Planned Community Districts (Sec. 35-345)**  
The Master Planned Community District is a Special District established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

**RW-3       River Walk Districts (Sec. 35-346)**  
The city council hereby finds that the beautified sections of the San Antonio River and the "Paseo del Rio" constitute an area of the city which is different from any other part of the city and which is unsuited for designation under any of the present zoning district classifications which have been heretofore adopted by the city.

**BP           Business Park District (Sec. 35-347)**  
A Business Park District may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street.

**ED           Entertainment District (Sec. 35-348)**  
Must have within its boundaries as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

**SGD        Sand and Gravel District (Sec. 35-349)**  
A sand and gravel district (SGD) is a special zoning district permitting the operation of a sand or gravel extraction operation where soil, sand, gravel, and clay may be removed for commercial use on or off the property and those additional uses specifically noted in the following section, such as concrete and asphalt production (with city council approval required within the ERZD) and other uses.

**QD           Quarry District (Sec. 35-350)**  
A special zoning district to allow for a quarry and related uses for the extraction of limestone and other raw materials and the processing of those materials into finished products.

**MR           Military Reservation District (Sec. 35-351)**  
These districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 211.013, the city's zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency. In the event any land within this classification.

**DR           Development Reserve (Sec. 35-352)**  
Temporary zoning classification for newly-annexed property.

**NP-8        Neighborhood Preservation District (Sec. 35-353)**  
(8,000 sq. ft. lot minimum) – are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units.

**NP-10       Neighborhood Preservation District (Sec. 35-353)**  
(10,000 sq. ft. lot minimum) - are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units.

**NP-15       Neighborhood Preservation District (Sec. 35-353)**  
(15,000 sq. ft. lot minimum) - are designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units.

**MH           Manufactured Housing District (Sec. 35-354)**  
Areas suitable for HUD-manufactured homes on individual lots as well as manufactured home parks.

Source:    Unified Development Code  
Development Services Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

(210) 207-7900  
114 W. Commerce, 4<sup>th</sup> Floor  
Main Plaza Building